



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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October 14, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

21 October 14, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE UNINCORPORATED AREAS OF ALTADENA, LANCASTER, PALMDALE, AND TEMPLE CITY (SUPERVISORIAL DISTRICT 5) (3 VOTES)

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

500 Figueroa Drive, Altadena, California 91001
38833 9th Street East, Palmdale, California 93550
1742 West Avenue O4, Palmdale, California 93551
40209 12th Street West, Palmdale, California 93551
5228 Myrtus Avenue, Temple City, California 91780
47006 30th Street East, Lancaster, California 93535

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through

rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Service Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 500 Figueroa Drive, Altadena, California 91001

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by October 17, 2014, the property be cleared of all trash, junk, debris, and all overgrown vegetation and maintained cleared thereafter, and (b) that the structure be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards

of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded, as requested by the Sheriff's Department.

3. Doors and windows are broken.

4. Overgrown vegetation and weeds constituting an unsightly appearance.

5. Trash, junk, and debris scattered about the premises.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 38833 9th Street East, Palmdale, California 93550

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by October 17, 2014, the property be cleared of all trash, junk, debris, discarded household appliances, and miscellaneous personal property and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Broken or discarded furniture in yard areas for unreasonable periods.

3. Miscellaneous articles of personal property scattered about the premises.

4. Trash, junk, and debris scattered about the premises.

ADDRESS: 1742 West Avenue O4, Palmdale, California 93551

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by October 17, 2014, the property be cleared of all trash, junk, debris, and all overgrown vegetation and maintained cleared thereafter, and (b) that by October 17, 2014, the wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Overgrown, vegetation, and weeds constituting and unsightly appearance.

3. Trash, junk, and debris scattered about the premises.
4. Abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 40209 12th Street West, Palmdale, California 93551

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by October 17, 2014, the property be cleared of all trash, junk, debris, discarded household furniture, and miscellaneous personal property and maintained cleared thereafter, and (b) that by October 17, 2014, the wrecked, dismantled, or inoperable vehicles be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Trash, junk, and debris scattered about the premises.
3. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 5228 Myrtus Avenue, Temple City, California 91780

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by October 17, 2014, the property be cleared of all trash, junk, debris, and discarded household equipment and maintained cleared thereafter, and (b) that by October 17, 2014, the wrecked, dismantled, or inoperable vehicle(s), or parts thereof, and trailer be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded, as requested by the Sheriff's Department.
3. A portion of the walls are defective and inadequate.
4. Doors and windows are broken.
5. The electrical is nonconforming and is potentially hazardous.
6. Overgrown vegetation and weeds constituting an unsightly appearance.
7. Trash, junk, and debris scattered about the premises.

8. Trailer stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 47006 30th Street East, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by October 17, 2014, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, and (b) that by October 17, 2014, permits be obtained and the structure be demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Structures have been declared unsafe due to:
 - a. Structurally unsound, inadequate maintenance, and dilapidation. Los Angeles County Building Code 102.1.
 - b. Unauthorized occupancy of unpermitted building or structure. Los Angeles County Building Code 104.5 and 109.
 - c. Lack of sanitary facilities. Los Angeles County Residential Code R306.1.
 - d. Lack of sewage disposal. Los Angeles County Residential Code R306.3.
 - e. Lack of hot and cold running water. Los Angeles County Residential Code R306.4.
 - f. Inadequate or faulty plumbing and lack of required plumbing fixtures. Los Angeles County Plumbing Code 422.1, Table 422, and 601.1.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstructs the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety

The Honorable Board of Supervisors

10/14/2014

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Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:DH:nm

c: Chief Executive Office (Rita Robinson)
County Counsel
Executive Office